



Town of Wyoming
Public Hearing Minutes
Wyoming Municipal Building
November 13, 2017
7:00 p.m.

CALL TO ORDER – Mayor Rife called the Public Hearing to order at 7:00 p.m.

ROLL CALL

Council attending: Mayor, Dale Rife; Vice-Mayor, Doug Dennison; Treasurer, Kyle Dixon, Secretary, Jonny Johnson; Council Member, Carlen Kenley

Staff attending: Laura Connor, Town Clerk

Solicitor Attending: Barrett Edwards

Audience attending: Cheryl Kenley, Donna Mason, John Paradee, Joyce Stockslager, Frank DiMondi, Ernie Piazza, Dot Abbott, Elaine Bilow, Seth Greenberg, Erin Nieli, Richard Larkin, Kathleen McGinty, Marcia Powers, Nichole Krambeck, Chelsue Ross, Mike Marasco, Marcos Alfaro, Laurie Coventry, John Coventry, Ashley Dickens, Kevin Gibbs

PLEDGE OF ALLEGIANCE– Mayor Dale Rife

MOMENT OF SILENCE – Mayor Dale Rife

ADOPTION OF AGENDA

Mr. Denison moved with a second from Mr. Johnson to adopt the agenda as presented. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

AFFIDAVIT

Mr. Denison moved with a second from Mr. Dixon to accept the affidavit as presented (attachment A). Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

Affidavit was presented regarding the Posting of Agendas and Publication/ Posting of Notices that was signed by Laura Connor, Town Clerk and Notarized by Barrett Edwards, Solicitor

PLANNING & ZONING RECOMMENDATION

The recommendation from Planning & Zoning from the Wednesday, November 1, 2017 Regular Meeting was presented and read by Mrs. Connor.

Mr. Denison moved with a second from Mr. Johnson to accept the Planning & Zoning Recommendation as presented (attachment B). Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

NEW BUSINESS

2017 amendment to the 2011 Comprehensive Plan

Mr. Edwards asked if the property owner, Frank DiMondi would like to present. Mr. Paradee represented Mr. DiMondi and proceeded. Mr. Paradee stated that there is no opposition to the agenda items as long as all parcels are rezoned to R2 zoning. He then summarized the previous actions and stated that they never asked for R1 zoning on the Commercial property. Mr. Paradee explained the reasons for issuing the lawsuit. Mr. DiMondi stated that he is the owner of the parcels in question and provided a brief summary of the history. He stated that Johnson Square was donated to the Town by his family and he has been a part of the community for as long as he can remember. Mr. DiMondi also indicated that he is the owner of Wynsome Knolls development and all present are welcome to look at what his company is capable of building. He explained that he wants to “downzone” the commercial piece of property and stated the financial benefits associated with the building permits and impact fees with Camden Wyoming Sewer and Water Association.

PUBLIC COMMENTS

Mr. Marcus Alfaro residing at 4 Old North Road stated that he is in support of the project presented.

Mr. Seth Greenberg residing at 118 E. Third Street stated that he is opposed to the project presented. He explained why the applicant has been dealing with this request since October 2016, the Public Hearing was not originally done correctly, he enjoys the small town feeling and he is not impressed by townhomes. He has concerns with increased traffic, additional resources required by the Fire Company, ambulance services and police.

Ms. Dot Abbott residing at 33 W. Camden Wyoming Avenue stated that she is opposed to the project due to the impact on Camden Wyoming Sewer and Water, surface drainage and traffic patterns.

Ms. Erin Nieli residing at 118 E. Third Street stated that she is opposed to the project because of the lack of infrastructure and the impacts on schools, fire and police. She stated that Wynsome Knolls was started in 2007 and is still being built. Her concern is the increase in renters; need for a new roadway and HOA; there is so much competition that the resale values are decreasing; there is a drastic change to the land; and there is unsupervised garbage lying around. She stated that Frank DiMondi does not even live in town; brown water is still an issue and there are several construction piles. Ms. Nieli emphasized “enough is enough” and provided pictures for all to view (attached).

Ms. Nichole Krambeck residing at 30 N. Caesar Rodney Avenue stated that she has concerns and issues with the proposed development.

Ms. Marcia Powers residing at 22 South Drive stated that she has been here since 1977 and sees problems with Camden Wyoming Sewer and Water Authority; concerned with the traffic congestion even though she is retired and has the time to get out and about during non-peak times. She also stated that she is concerned with the drainage with the ditch behind her house.

Mr. Daniel Titus residing at 206 N. Caesar Rodney Avenue stated that he is opposed to the project especially with the traffic since he lives across the street from the properties.

Mr. Richard Larkin residing at 123 Broad Street stated that he is opposed to the project and has a concern with the traffic and roads in the area.

Ms. Janet Talbot residing at 29 W Camden Wyoming Avenue is opposed to the project and states that the traffic has tripled in recent years and is taking a toll on her house that is 110 years old. She also stated that water is a concern and there have been / are several broken pipes due to aging.

Mr. Kevin Gibbs residing at 9 Medallion Circle is opposed to the project due to the flooding in his yard; traffic building up and challenges with the parking at the Post Office.

Mr. John Coventry residing at 210 N. Caesar Rodney Avenue has a concern with traffic since he lives on the corner. He stated that when children in the area were smaller they played chicken in the streets in front of their house, but he would not allow now. He stated that there is an upgraded crosswalk due to the increased walkers but still thinks more could be done.

Ms. Nichole Krambeck residing at 20 N. Caesar Rodney Avenue added additional comments regarding concerns with impact to the trail at Brecknock that runs behind their property and any run off that goes into the grates and other properties.

Ms. Erin Nieli residing at 118 E. Third Street added additional comments regarding her concerns with crime increasing and renters not keeping up the properties like owners do which in turn would reduce property values.

Ms. Dot Abbott residing at 33 W. Camden Wyoming Avenue provided additional concerns and questioned the density of the proposed project.

Mr. Marcos Alfaro residing at 4 Old North Road added additional comments in reference to the increased traffic with the two (2) schools and Post Office. He also stated that the current population we cannot control.

Mr. Seth Greenberg residing at 118 E Third Street provided additional comments and asked why we are building more when there are still others to sell and there are several abandon homes around town. He stated that with family homes there are kids playing in yards and not parking lots.

Ms. Laurie Coventry residing at 210 N Caesar Rodney Avenue stated that she agrees with Mr. Alfaro. She commented that the abandon home with the swimming pool and the bus

yard area is now all cleaned up and she is not opposed to townhomes but does have a concern with increased traffic and density.

Mr. Frank DiMondi stated that he is the owner of Wynsome Knolls and agrees that it was started in 2007 and unlike most builders they stuck out the housing boom. He also stated that each building is finished as they are bought and has kept the original prices to keep the price values up. He stated that the average cost is between \$205,000 and \$225,000. Mr. DiMondi responded to the water concerns with Camden Wyoming Sewer and Water Authority. He stated that with the site plan that will be completed, the engineer looks at the foot print and determines if any storm water ponds are required which will either to maintain the current water flow or even improve it.

Mr. John Paradee stated that the questions presented are in regards to the site plan and that this Public Hearing is for the rezoning of the properties. He stated that DNREC, DelDOT and Kent Conservation will address most of the issues that were brought up tonight.

Mr. Denison moved with a second from Mr. Johnson to accept the pictures provided by Ms. Erin Nieli (attachment C). Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

Don and Renee Pommell provided a written document prior to the Public Hearing (attachment D). There was no motion to accept due to not bringing this document to anyone's attention during the Public Hearing.

Mr. Denison moved with a second from Mr. Dixon to adjourn the Public Hearing. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

The Public Hearing adjourned at 7:51 p.m.



Attachment A Public
Hearing 111317.pdf



Attachment B Public
Hearing 111317.pdf



Attachment C Public
Hearing 111317.pdf



Attachment D Public
Hearing 111317.pdf

Laura Connor
Town Clerk